

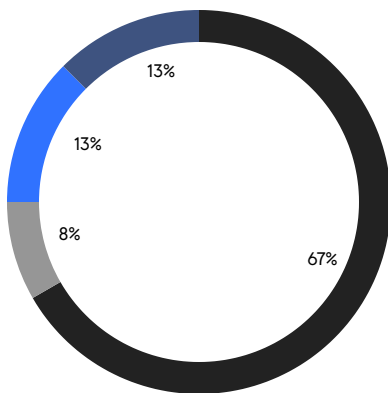
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- SOUTH BROOKLYN
- EAST BROOKLYN



24

CONTRACTS SIGNED
THIS WEEK

\$81,213,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 8 condos, 1 co-op, and 15 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,383,875

AVERAGE ASKING PRICE

\$2,835,000

MEDIAN ASKING PRICE

\$1,305

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$81,213,000

TOTAL VOLUME

103

AVERAGE DAYS ON MARKET

69 Orange Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,950,000. Built in 1829, this historic home spans 2,570 square feet with 4 beds and 2 full baths. It features original features and details, a large backyard and bluestone patio, a library, a formal dining room, central air conditioning, multiple fireplaces, and much more.

Also signed this week was 355 Henry Street in Cobble Hill, with a last asking price of \$6,500,000. Built in 1890, this corner townhouse spans approximately 4,000 square feet with 4 beds and 5 full baths. It features a 22-foot-wide footprint, high ceilings, a landscaped roof deck, city views, exposed wood beams, oversized windows, a kitchen with high-end appliances, a primary bedroom with en-suite bath and wall of custom closets, and much more.

8

CONDO DEAL(S)

1

CO-OP DEAL(S)

15

TOWNHOUSE DEAL(S)

\$2,848,000

AVERAGE ASKING PRICE

\$2,095,000

AVERAGE ASKING PRICE

\$3,755,600

AVERAGE ASKING PRICE

\$2,737,500

MEDIAN ASKING PRICE

\$2,095,000

MEDIAN ASKING PRICE

\$3,000,000

MEDIAN ASKING PRICE

\$1,715

AVERAGE PPSF

\$1,051

AVERAGE PPSF

1,742

AVERAGE SQFT

4,395

AVERAGE SQFT



69 ORANGE ST

Brooklyn Heights

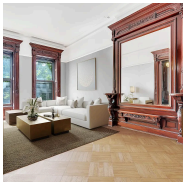
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$8,950,000
SQFT	2,570	PPSF	\$3,483	BEDS	4	BATHS	2.5
FEES	\$1,675	DOM	398				



355 HENRY ST

Cobble Hill

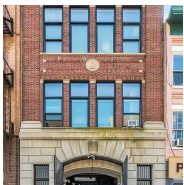
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	13,600	PPSF	\$478	BEDS	4	BATHS	3
FEES	\$2,319	DOM	40				



539 3RD ST

Park Slope

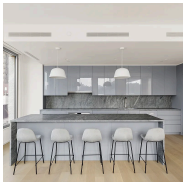
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$5,200,000
SQFT	4,500	PPSF	\$1,034	BEDS	5	BATHS	3
FEES	\$1,089	DOM	218				



124 DEKALB AVE

Fort Greene

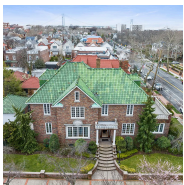
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	N/A
SQFT	5,593	PPSF	\$796	BEDS	4	BATHS	3
FEES	\$3,010	DOM	N/A				



8 SOUTH 4TH ST #5B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	\$3,900,000
SQFT	1,957	PPSF	\$1,993	BEDS	3	BATHS	3.5
FEES	\$3,395	DOM	28				



8101 COLONIAL ROAD

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,599,000	INITIAL	\$4,288,000
SQFT	4,689	PPSF	\$768	BEDS	7	BATHS	4
FEES	\$1,754	DOM	608				

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115A 2ND PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	3,136	PPSF	\$1,117	BEDS	6	BATHS	3.5
FEES	\$1,302	DOM	19				



319 PROSPECT PL #PHA

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$3,495,000
SQFT	2,156	PPSF	\$1,622	BEDS	3	BATHS	3
FEES	\$3,485	DOM	40				



290 8TH ST

Park Slope

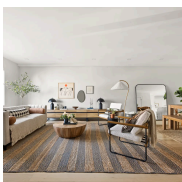
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$482	DOM	27				



419 CLERMONT AVE

Fort Greene

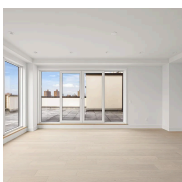
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	3,120	PPSF	\$962	BEDS	5	BATHS	3
FEES	\$650	DOM	39				



260 17TH ST

Greenwood Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	4,108	PPSF	\$729	BEDS	7	BATHS	4.5
FEES	\$798	DOM	24				



87 IRVING PL #PHA

Clinton Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,895,000
SQFT	1,731	PPSF	\$1,673	BEDS	3	BATHS	2
FEES	\$1,635	DOM	N/A				

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371 DOUGLAS ST #PH

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,775,000	INITIAL	\$2,795,000
SQFT	1,446	PPSF	\$1,920	BEDS	3	BATHS	3
FEES	\$1,086	DOM	43				



293 RUGBY RD

Ditmas Park

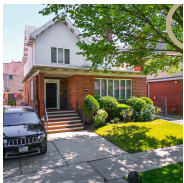
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	4,000	PPSF	\$688	BEDS	5	BATHS	3.5
FEES	\$816	DOM	15				



144 VANDERBILT AVE #7B

Fort Greene

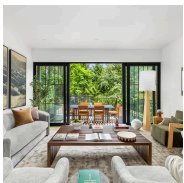
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,700,000
SQFT	1,370	PPSF	\$1,971	BEDS	3	BATHS	2
FEES	\$2,752	DOM	N/A				



2416 AVENUE J

Midwood

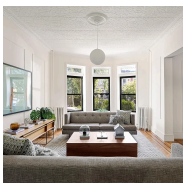
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,700,000
SQFT	3,528	PPSF	\$766	BEDS	5	BATHS	3.5
FEES	\$1,338	DOM	106				



543 11TH ST #GARDEN

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,699,000	INITIAL	\$2,699,000
SQFT	2,231	PPSF	\$1,210	BEDS	1	BATHS	1
FEES	\$998	DOM	42				



293 LEFFERTS AVE

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	N/A
SQFT	3,300	PPSF	\$804	BEDS	6	BATHS	4
FEES	\$612	DOM	N/A				

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647 MACON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	2,880	PPSF	\$867	BEDS	5	BATHS	4
FEES	\$410	DOM	91				



197 NORTH 5TH ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	2,100	PPSF	\$1,167	BEDS	4	BATHS	3
FEES	\$278	DOM	27				



1290 BERGEN ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$885	DOM	29				



601 BALTIC ST #PH9

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,225,000	INITIAL	\$2,225,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$3,170	DOM	160				



601 BALTIC ST #7A

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,300	PPSF	\$1,612	BEDS	3	BATHS	2
FEES	\$3,156	DOM	66				



174 PACIFIC ST #4B

Cobble Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,205	PPSF	\$1,739	BEDS	2	BATHS	2
FEES	\$1,465	DOM	37				

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